

# 6755 FRANKTOWN ROAD

MASTER PLAN AND REGULATORY ZONE

AMENDMENTS



PLANNING COMMISSION

APRIL 4, 2023

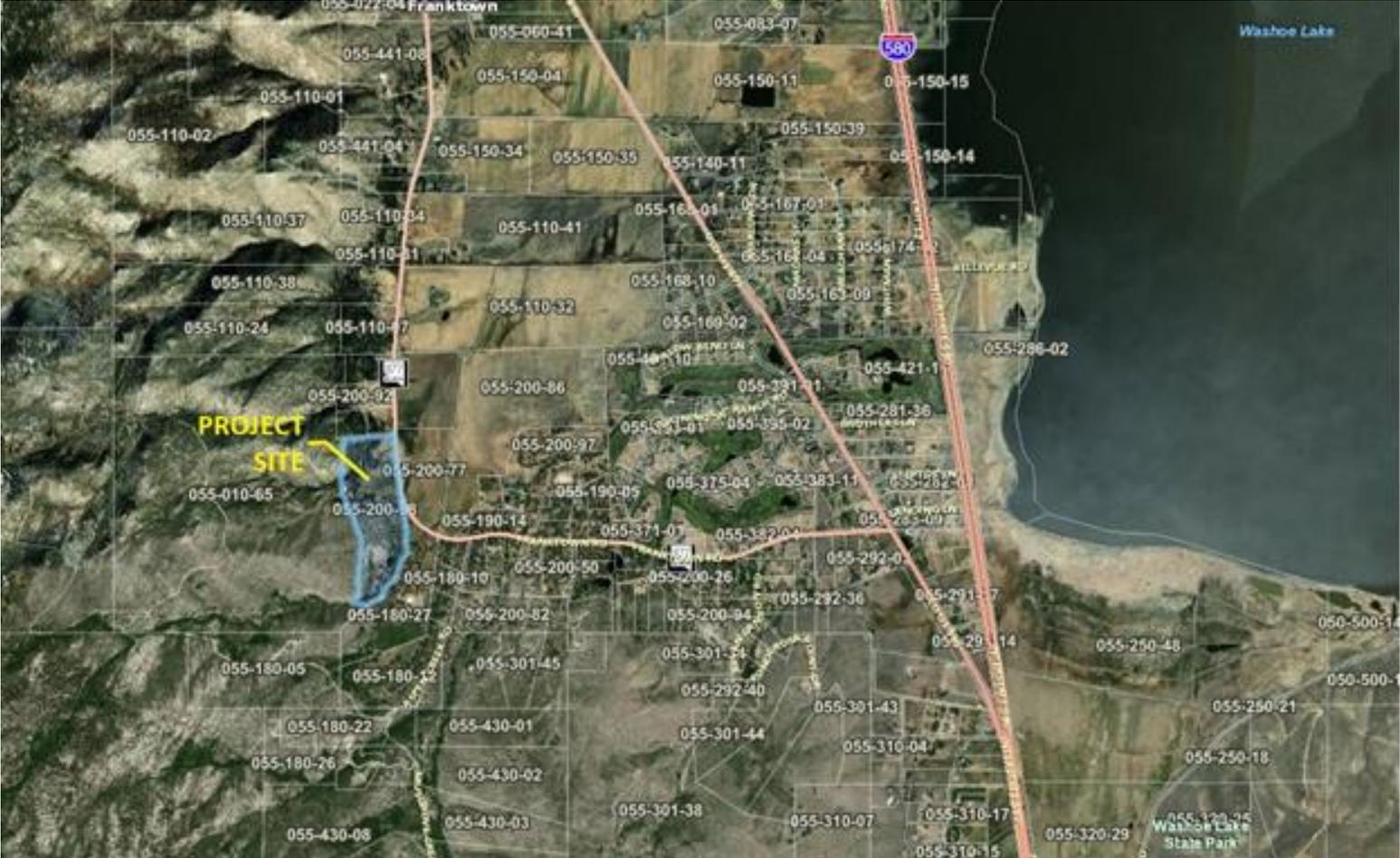


- A **Master Plan Amendment** to adjust Master Plan land use boundaries within an existing parcel to include redesignating 2.9± acres from Rural to Rural Residential and 2.9± acres from Rural Residential to Rural.
- A **Regulatory Zone Amendment** to adjust zoning boundaries within an existing parcel, resulting in a rezone of 2.9± acres from General Rural to Medium Density Rural, 2.9± acres from Medium Density Rural to General Rural and 6.4± acres from General Rural to Open Space.

# PROJECT REQUEST

# PROJECT LOCATION

6755 FRANKTOWN ROAD – 53.8 ACRES



# EXISTING CONDITIONS



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VIEW OF SITE LOOKING NORTH ALONG FRANKTOWN ROAD

SUBJECT PARCEL

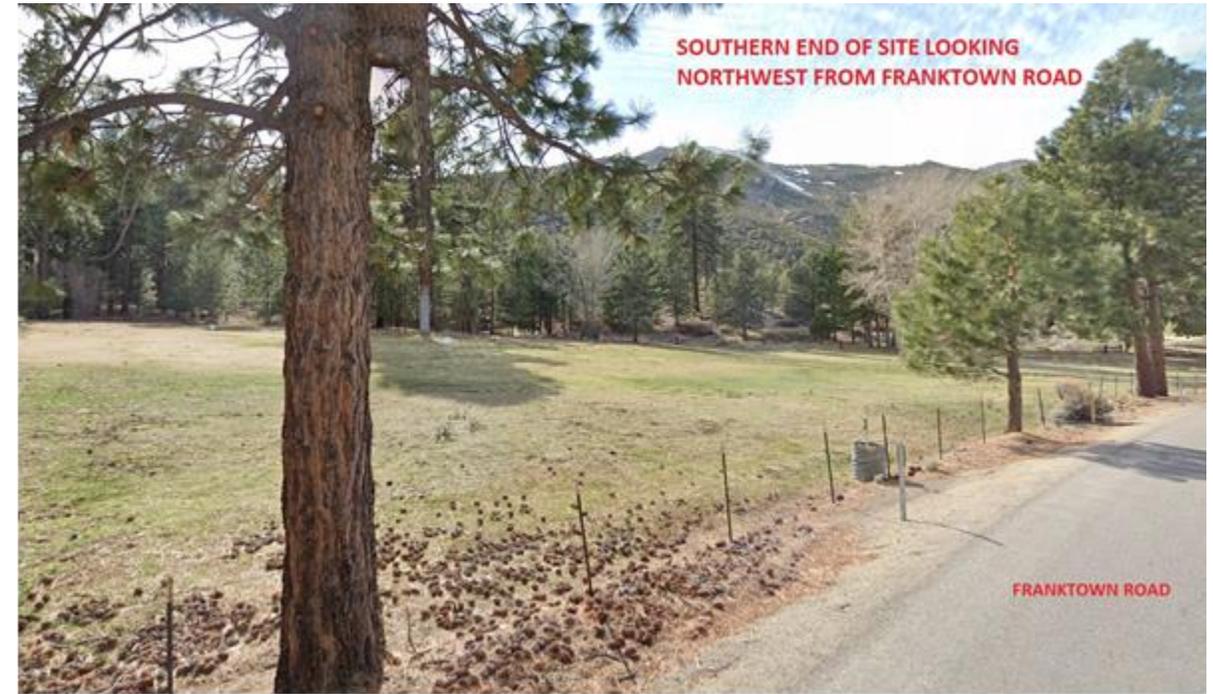
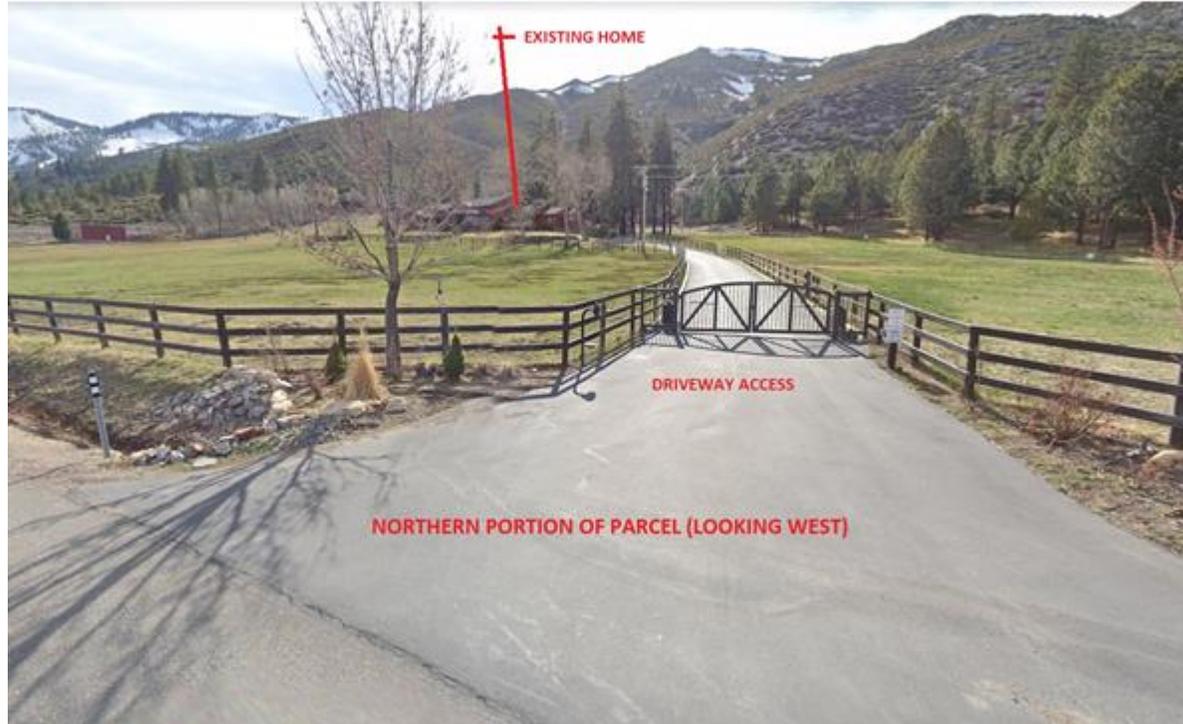
EXISTING HOME

FRANKTOWN ROAD

Google

CENTRAL PORTION OF SITE LOOKING WEST FROM FRANKTOWN ROAD

# EXISTING CONDITIONS



# PROJECT FACTS

- No increase in density is requested.
- Simply allows for the existing home to be located on its own parcel (12.6 acres).
- Reconfiguration of land use/zoning designations only.
- No new development requested or permitted as a result of this application.
- Results in zero impacts.

# PARCEL MAP

## NOTES

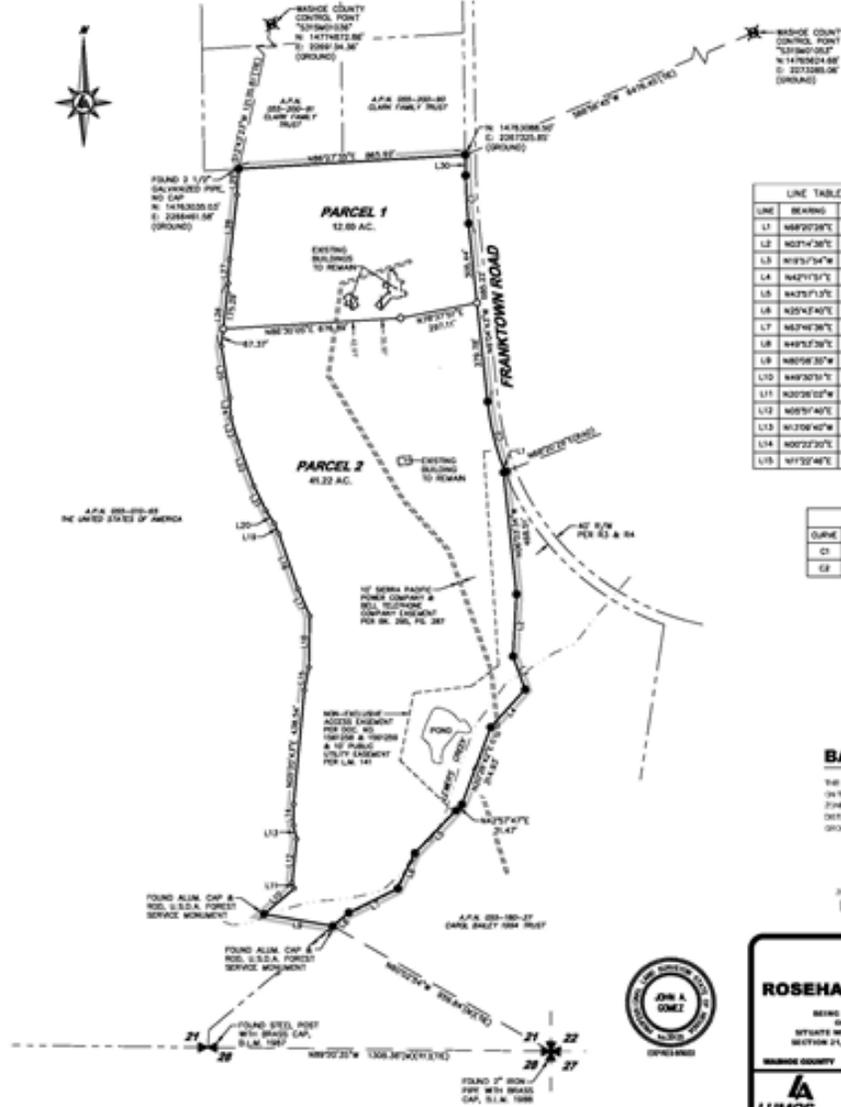
- THIS MAP IS A DIVISION OF ADJUSTED PARCEL 26 AS SHOWN ON THE RECORD OF SURVEY MAP NO. 005 FILED FOR RECORD AUGUST 15, 2017 AS FILE NO. 075817.
- THE PARCELS SHOWN HEREIN BY THE UNDERLAY OF ZONE PER PERMITS 2017-001-0010, DATED MARCH 15, 2018.
- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION APPROVEMENTS AS PROVIDED UNDER NRS 204.003.
- THE WEST LINE OF PARCELS 1 & 2 REPRESENTED BY THE LINE STARTING WITH LAND CONTAINING TO 26 REPRESENTS THE CENTERLINE OF AN EXISTING FENCE LINE. ALL CORNER POINTS ARE AT FENCE CORNERS.

## REFERENCES

- RECORD OF SURVEY MAP NO. 005, RECORDED AUGUST 15, 2017 AS FILE NO. 075817.
- RECORD OF SURVEY MAP NO. 040, RECORDED MAY 10, 2012 AS FILE NO. 471036.
- STATE OF NEVADA DEPARTMENT OF HIGHWAYS SURVEY SHOWING RIGHT OF WAY TO BE ACQUIRED FROM H.E. & MARGIE E. HEDENBERG APPROVED OCTOBER 1962.
- PUBLIC HIGHWAY DEDICATED APRIL 6, 1969 IN BOOK 265, PAGE 1, AS DOCUMENT NO. 14630.

## LEGEND

- FOUND U.S.G.S. SECTION CORNERS AS WORDS
- FOUND U.P. MARK WITH CAP, P.L.S. 1916, UNLESS WORD OTHERWISE
- SET U.P. MARK WITH CAP OR NAIL & TAG, P.L.S. 2013
- DIMENSION POINT, WORDING FOUND ON SET
- EXISTING PROPERTY BOUNDARY
- PARCEL LINE
- EXISTING EASEMENTS
- ADJOINING PROPERTY LINES



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N88°22'22"E	5.72	L18	N01°22'22"E	187.02
L2	N02°14'26"E	238.32	L17	N02°15'34"W	111.42
L3	N0°13'15"W	134.34	L16	N0°15'13"W	223.38
L4	N42°11'13"E	184.92	L15	N2°15'38"W	43.55
L5	N42°11'13"E	228.88	L14	N32°28'43"W	58.49
L6	N25°43'40"E	130.27	L13	N38°15'02"W	186.25
L7	N45°14'26"E	208.42	L12	N18°12'21"W	180.38
L8	N48°15'20"E	78.44	L11	N18°28'22"W	84.92
L9	N89°08'30"W	283.57	L10	N02°15'34"W	75.79
L10	N49°30'13"E	181.28	L9	N08°15'13"W	188.92
L11	N00°28'02"W	23.14	L8	N08°12'01"E	242.86
L12	N08°15'40"E	147.89	L7	N02°15'40"E	91.42
L13	N01°08'40"W	53.32	L6	N08°27'38"E	248.02
L14	N00°22'20"E	85.98	L5	N02°20'14"E	100.04
L15	N1°22'46"E	88.82	L4	N09°15'47"W	78.27

CURVE	DELTA	RADIUS	LENGTH
C1	08°12'30"	2020.00'	184.21'
C2	10°34'41"	1020.00'	271.38'

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE NEVADA TOURNEMENT SYSTEM OF 1983, WEST ZONE, 140° EBM. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMMAND AND TO GROUND SCALE FACTOR OF 1.000000.



**PARCEL MAP**  
FOR  
**ROSEHAVEN PROPERTIES, LLC**

BEING A SUBDIVISION OF ADJUSTED PARCEL 26 OF RECORD OF SURVEY MAP NO. 005, SITUATE WITHIN A PORTION OF THE EAST HALF (21/2) OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 10 EAST, N.M.S.

BLAND COUNTY NEVADA

**LUMOS & ASSOCIATES**

JOHN A. GOMEZ

REGISTERED SURVEYOR

Drawn By: DMS  
Date: 2/4/23  
Job No.: 18737-200  
Version: 0.00

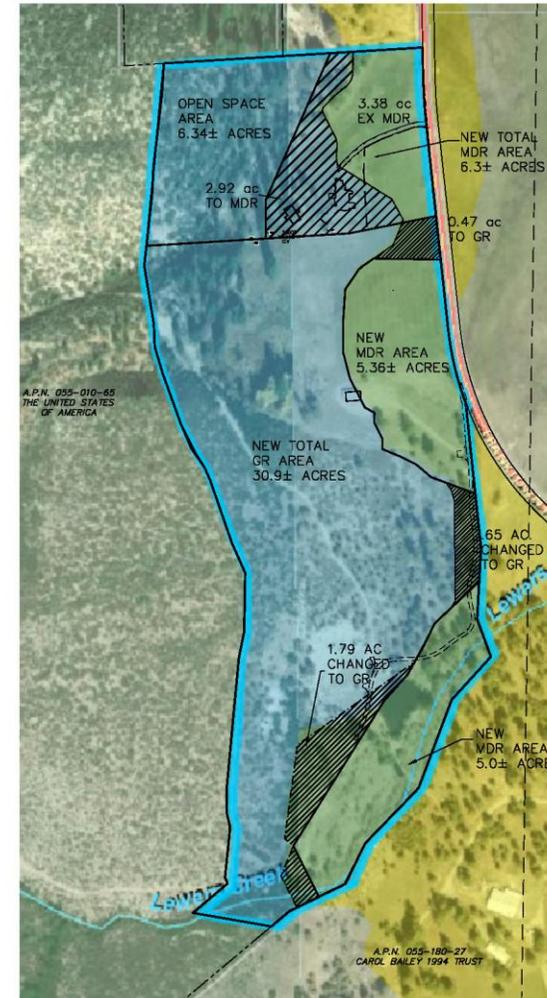
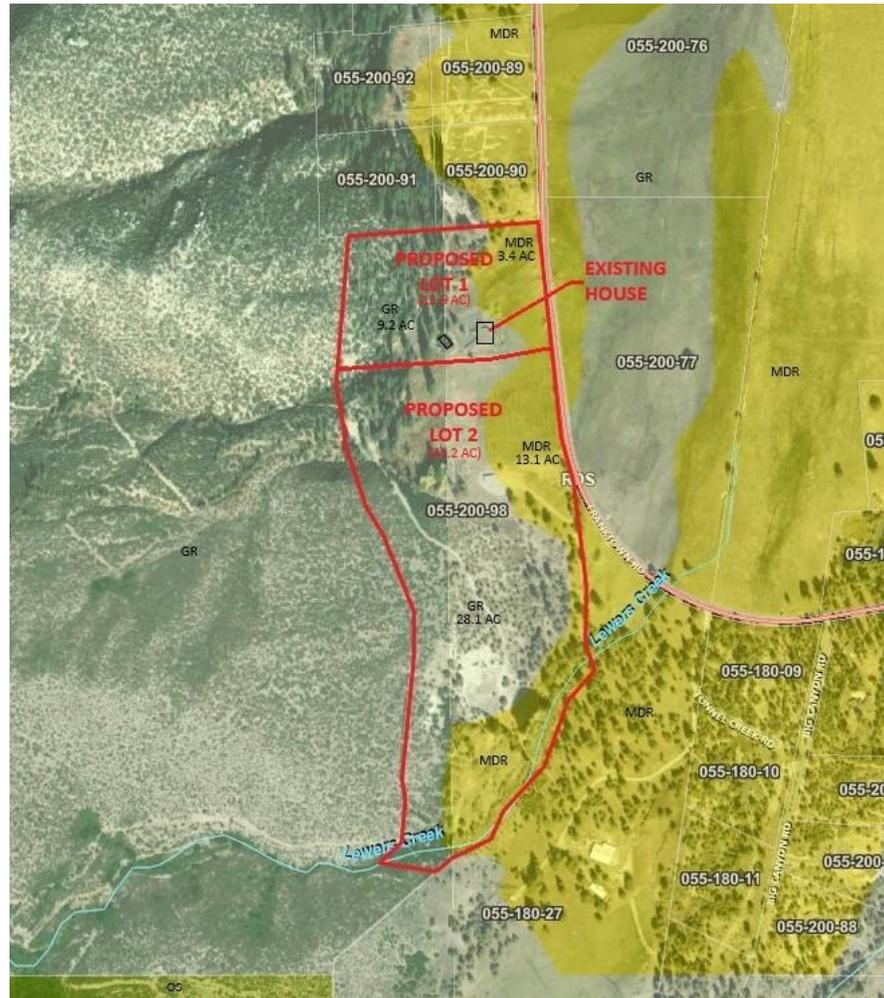
# MASTER PLAN

NO CHANGE IN OVERALL LAND USE ACREAGE IS PROPOSED



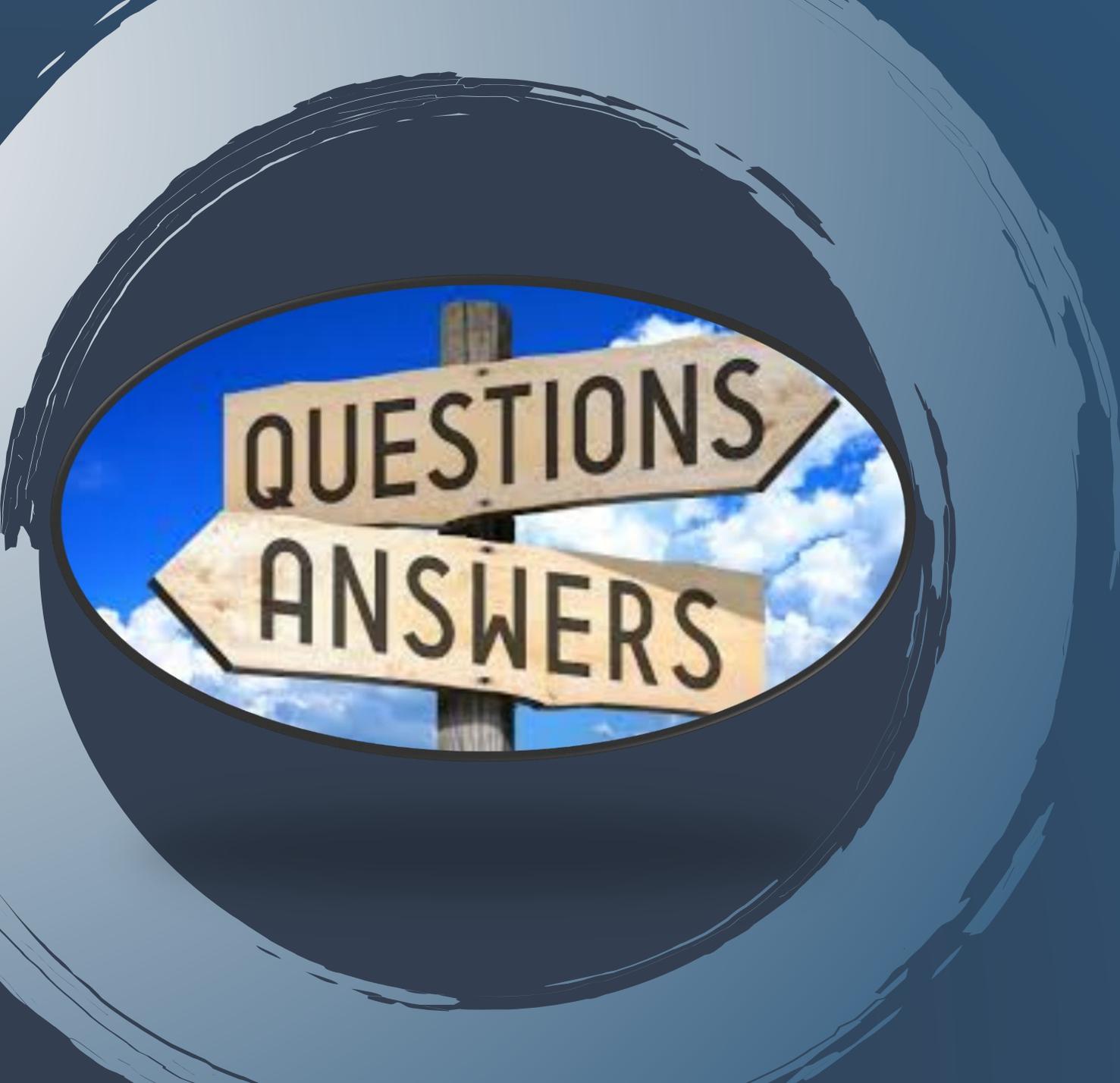
# ZONING

OVERALL ZONING AREAS REMAIN UNCHANGED



# REQUEST CONSIDERATIONS

- Current land use/zoning boundaries established using “generalized” and less accurate base data.
- Proposed zoning reflects built environment and site features/constraints.
- There is one change in land use from what currently exists with the addition of Open Space. 6.4± acres of General Rural zoning on the northern end of the property will become Open Space zoning.
- Essentially a “clean up” of onsite designations.
- Complicated process for a simple request.



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